

September 28, 2022

WHEREAS, on September 27, 1989, by Resolution 89-3056, the City Council of the City of Dallas authorized a six-year lease agreement dated September 27, 1989 (the "Lease") between the City of Dallas, a Texas municipal corporation ("City"), as landlord, and United States of America General Services Administration ("Government") as lessee, for approximately 3,043 square feet of land, located at 211 South Houston Street, Dallas, Dallas County, Texas (the "Premises") to be used in conjunction with a day care facility in the Terminal Annex Building located at 207 South Houston Street; and

WHEREAS, on March 22, 1995, by Resolution No. 95-1104, City Council authorized the Supplemental Lease Agreement dated May 22, 1995 to extend the lease term for an additional eighty-four (84) months; and

WHEREAS, on May 8, 2002, by Resolution No. 02-1464, City Council authorized a ten-year Lease Agreement dated May 8, 2002; and

WHEREAS, on March 28, 2012, by Resolution No. 12-0939, City Council authorized a ten-year Lease Agreement dated April 12, 2012; and

WHEREAS, the Lease expired by its own terms on March 31, 2022; and

WHEREAS, Lessee has been in holdover tenancy since April 1, 2022; and

WHEREAS, the parties desire to renew, extend, modify and/or amend the lease to extend the term for an additional five-year (5) term ("Extension Term") upon certain amended terms as provided below.

Now, Therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the City Manager, upon approval as to form by the City Attorney, be and is hereby authorized to execute a Lease Amendment No. 1 to the Lease Agreement between the City of Dallas and United States of America General Services Administration.

SECTION 2. That the special terms and conditions of the Lease Amendment No. 1 are:

- (a) The term of the Lease is hereby extended for an additional five (5) years (the "Extension Term") beginning April 1, 2022 and ending March 31, 2027, provided however, that City and Government retain the right to terminate the Lease as provided elsewhere therein.
- (b) Monthly Rental Payments during the Extension Term shall be paid in arrears and be as follows:

April 1, 2022 – March 31, 2027 \$1,662.10 per month

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SECTION 2. (continued)

(c) All other terms and conditions of the Lease, as amended, not expressly amended hereby, shall remain in full force and effect.

SECTION 3. That the Chief Financial Officer is hereby authorized to receive and deposit funds from the Lease Amendment No. 1 in General Fund, Fund 0001, Department PBW, Unit 1181, Revenue Code 8410, Encumbrance/Contract No. PBW-2022-00019068.

SECTION 4. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

APPROVED AS TO FORM:
CHRISTOPHER J. CASO, City Attorney

BY: 
Assistant City Attorney